

**City of Greensboro Planning Department
Zoning Staff Report
June 12, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: I
Location: 1717-1719 Sherwood Street/1721-1722 Sherwood Street, 703 & 807 Granite Street (Northeast & southeast quadrants of Granite Street & Sherwood Street)

Applicant: Allen R. and Katherine M. Sharpe & Sharpe Holdings, LLC
Owner: Allen R. and Katherine M. Sharpe & Sharpe Holdings, LLC

From: RM-18
To: CD-RM-26

Conditions: 1) There shall be no more than 24 residential multifamily units on the subject property.
 2) The exterior of the residential multifamily buildings shall be primarily brick.

SITE INFORMATION	
Maximum Developable Units	24
Net Density	17 units per acre
Existing Land Use	4 Duplexes / Undeveloped
Acreage	1.41
Physical Characteristics	<i>Topography:</i> Downward northeasterly slope <i>Vegetation:</i> Mature trees / grass <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Mixed Use Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Single Family	RM-18
<i>South</i>	Vacant Single Family	RM-18
<i>East</i>	2 Single Family Dwellings / Spartan Place Apartments	RM-18
<i>West</i>	5 Duplexes	RM-18

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned RM-18 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 75.

DIFFERENCES BETWEEN RM-18 (EXISTING) AND CD-RM-26 (PROPOSED) ZONING DISTRICTS	
RM-18:	Primarily intended to accommodate multifamily uses at a density of 18.0 units per acre or less.
CD-RM-26:	Primarily intended to accommodate multifamily uses at a density of 26.0 units per acre or less. See Conditions for use restrictions and other conditions.

TRANSPORTATION	
Street Classification	Granite Street – Local Street, Spring Garden Street – Minor Thoroughfare.
Site Access	Unknown at this time. All commercial driveways must meet all of the City of Greensboro's standards and requirements.
Traffic Counts	Spring Garden Street ADT = 25,195.
Trip Generation	N/A.
Sidewalks	Requirement per Development Ordinance. A 6' sidewalk w/ a 4' grass strip is required along both sides of thoroughfares. A 5' sidewalk w/ a 3' grass strip is required along all other streets.
Transit	Yes.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	N/A, Site drains to North Buffalo Creek
Floodplains	N/A
Streams	N/A
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100'
<i>South</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
<i>East</i>	Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100'
<i>West</i>	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Mixed Use Residential: This designation applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced. Such use mixes are typically found in older, in-town neighborhoods that accommodate "corner stores" and other local services, as well as in newly developed traditional neighborhood developments (TNDs). This district is also applied in areas suited to a diverse mix of housing types and densities. Ensuring that buildings are of the appropriate scale and intensity is critical.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: The proposal for CD-RM-26 zoning with a maximum of 24 dwelling units is necessitated as the current zoning classification of RM-18 would only permit 23 dwelling units on the subject property. Under RM-18 zoning 1.442 acres would be required to support 24 units. The property only contains 1.410 acres and, therefore, the applicant is short .032 acre under the RM-18 classification. Staff feels the difference of 1 dwelling unit is negligible, particularly when considering the context of the area and close proximity of the subject property to the campus of the University of North Carolina at Greensboro (UNCG).

This rezoning proposal is consistent with a number of Connections 2025 goals and policies. It promotes mixed-income neighborhoods and the diversification of new housing stock to meet the needs for suitable, affordable housing. This request also promotes the walkability goals of the Plan in that it offers a housing opportunity for students in an area with sidewalks and within walking distance of the UNCG campus.

GDOT: Spring Garden Street is currently being resurfaced between Aycock Street and Masonic Drive.

Water Resources: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.